



San Bernardino County

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ADMINISTRATIVE DESIGN GUIDELINES

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PURPOSE

In addition to the development standards specified in each Zoning district relative to minimum lot size, minimum lot dimensions, lot coverage, setbacks, and maximum structure height, the following guidelines have been created to provide design guidance for the development of small to medium scale projects. Larger scale projects must also be designed to accommodate these guidelines, but development larger scale projects may require special design considerations and therefore, additional requirements. As a minimum, these design guidelines provide for the health, safety and welfare of the general public and if they are incorporated into project design an accelerated review and approval of a proposed project can be expected.

The guidelines have been divided into several categories. Each category addresses a principle design issue/requirement that must be satisfied prior to granting project approval. The categories are: improvement levels, spheres of influence, overlay districts, parking, pedestrian circulation, dedications and street improvements, drainage and storm water management, fire protection, open space for residential developments, multiple-family residential building separations and landscaping and screening/buffering standards. A complete review of these guidelines is recommended prior to initiating design work on a project.

IMPROVEMENT LEVELS

Prior to, or in concert with proposed development, all development, including applications for building permits, shall provide the appropriate and applicable infrastructure facilities and services for the Improvement Level on their property, as shown on the charts on the following pages. There are different charts for Valley, Mountain, and Desert areas. During the course of preparing an application for submittal to the County, the required Improvement Level of a particular property should be requested along with the Zoning information for that property from the County Planning Division.

The County General Plan (pages *II-D6-32 through 37*) establishes five different improvement levels within County areas corresponding to different intensity levels ranging from very urban to very rural. The amount of infrastructure facilities and services required in areas with higher intensity development is generally greater than required for lower intensity development. The Improvement Level information provided below and on the following pages has been prepared to provide guidance to applicants. However, it is recommended that the applicant discuss the proposed project with a case planner prior to finalizing the application for submittal to the Planning Division.

Improvement Level 5 (IL5)

Level 5 is applied to areas with little or no development potential, and where only very sparse development is expected in the long term. These areas are typically remote or inaccessible locations, or in relatively vast open space areas where severe environmental and physical constraints or lack of resources virtually preclude development. Typically, Level 5 development requires only legal and physical access and grants of easement.

Level 5 is applied to the most rural and least developable areas in the County and requires minimal improvement. Improvement Level 5 requires only physical access to the site and easements available for drainage, utilities and flood control facilities,

Improvement Level 4 (IL4)

Level 4 is applied to areas where only a limited amount of low-density development is planned or anticipated due to resource constraints and/or a desire to maintain a rural living environment. Required improvements are intended to protect the public health and safety and focus primarily on safe access and the availability of local or on-site water. These areas are not expected to convert to high densities during the term of the General Plan. Level 4 development requires legal and physical access or grants of easement, substantiated well water, a septic system and a paved dip section.

These areas are typically sparsely developed and may include homes on large lots for year-round residents desiring a rural atmosphere, or second homes that are used for vacation purposes. In order to address health and safety concerns, in addition to the improvements required for Level 5, an approved water source and septic system must be provided.

Improvement Level 3 (IL3)

Level 3 is typically applied to areas that may be considered "transitional," i.e. areas that are difficult to label either rural or urban. An example of a Level 3 area might be a low-density residential area that is near an urban or urbanizing area. Such an area might have a significant amount of low-to-moderate density residential development or large acreage, which is expected to convert to a higher density in the next five to ten years. Level 3 development requires legal and physical access, grants of easement, paved access, a water purveyor or substantiated well water, a septic system, a paved dip section and fire flow.

These areas are typically a mix of residential land uses of varying densities and may be "pockets" of land adjacent to incorporated cities that may ultimately be incorporated as part of that city. In addition to the improvements required in Level 4, Level 3 also may require connection to existing sewer systems, water provided by a water company and proximity to a fire hydrant.

Improvement Level 2 (IL2)

Level 2 is applied to areas where the planned density of development in the short term is relatively high, and areas that are partially developed and/or subdivided at an established land use pattern predominantly of one acre or less in size and where existing infrastructure facilities and distribution systems are largely in place. Level 2 development requires legal and physical access, grants of easement, paved access, a water purveyor, sewer or septic system, curbs and gutters, streetlights at intersections, a paved dip section and fire flow.

Areas where Level 2 is applied are generally "typical" suburban residential subdivisions in areas that have been previously developed and where major roadways, storm drains, sewers and curbs and gutters are generally in place. In addition to the improvements required in Level 3, Improvement Level 2 requires the installation of sidewalks on at least one side of the street and street lights installed in the middle of blocks as well as at intersections.

Improvement Level 1 (IL1)

Level 1 is applied to those areas planned for the densest and highest intensity level of development. This may include large areas designated for commercial, industrial or multi-family residential uses, city spheres of influence areas planned for high-density uses, and higher-density single family residential uses. In most case, IL1 is suitable in what may be considered the core areas of established urban or urbanizing communities. Level 1 development requires legal and physical access, grants of easement, paved access, a water purveyor, sewer or septic system, curbs and gutters, sidewalks, streetlights at intersections, a paved dip section and fire flow.

"Downtown" areas with a mix of commercial uses and apartments, commercial "core" areas with shopping centers and other intensely developed portions of the County typify areas where Improvement Level 1 is applicable. A full range of improvements are required in these areas. In addition to the improvements required for Level 2, Level 1 requires sidewalks on both sides of the street and street lights at regularly spaced intervals.

Exemptions:

Single-family residential units on parcels that were legally created prior to the adoption of the General Plan may be exempted for some of these standards. Land Divisions for parcels greater than the minimum lot size may be subject to an Improvement Level consistent with that parcel size. For example, in areas designated Improvement Level 1 & 2, land may be subdivided into parcels five acres and greater and be subject to the Improvement Level 4 standards.

Figure II-14
Improvement Standards - Valley (shown on Infrastructure Overlay)

STANDARDS	IMPROVEMENT LEVELS				
	1	2	3	4	5
Legal and physical access					
Grants of Easements ¹					
Paved access			²		
Curbs and gutters			³		
Sidewalks		1/2 ⁴			
Street lights at standard spacing					
Street lights at midblock					
Street lights at intersections only					
Water purveyor					
Substantiated well water			⁵		
Sewer ⁶					
Septics					
Drainage improvements ²					
Paved dip section					
Fireflow					
¹ Includes necessary rights-of way for transportation and circulation, drainage and flood control facilities, and utilities.					
² The requirement will be waived in areas where a sub-regional plan and fee or other financing mechanism exists to provide necessary improvements. Provided, however, that the Transportation/Flood Control Department may require additional improvements if necessary for reasons of health and safety.					
³ Curbs and gutters shall be required by the Transportation/Flood Control Department if necessary for reasons of health and safety.					
⁴ Sidewalks may be required on both sides of the street by the Transportation/Flood Control Department if necessary for reasons of health and safety.					
⁵ Individual well allowed if site does not overlie aquifer in state of overdraft.					
⁶ Sewers shall be required as necessary by the EHS Department if necessary for reasons of health and safety.					

Figure II-15
Improvement Standards - Mountain (shown on Infrastructure Overlay)

	IMPROVEMENT LEVELS				
STANDARDS	1	2	3	4	5
Legal and physical access					
Grants of Easements ¹					
Paved access					
Curbs and gutters ³					
Sidewalks ³		1/2			
Street lights at intersections only					
Water purveyor					
Substantiated well water					
Sewer ⁵					
Septics					
Drainage improvements ²					
Paved dip section					
Fireflow					
¹ Includes necessary rights-of way for transportation and circulation, drainage and flood control facilities, and utilities. ² The requirement will be waived in areas where a sub-regional plan and fee or other financing mechanism exists to provide necessary improvements. Provided, however, that the Transportation/Flood Control Department may require additional improvements if necessary for reasons of health and safety. ³ Curbs, gutters and sidewalks may be required by the Transportation/Flood Control Department if necessary for reasons of health and safety. Asphalt berms may be required where curbs and gutters are not required. ⁴ Individual well allowed if site does not overlie aquifer in state of overdraft. ⁵ Sewers shall be required as necessary by the EHS Department if necessary for reasons of health and safety.					

Figure II-16
Improvement Standards - Desert (shown on Infrastructure Overlay)

STANDARDS	IMPROVEMENT LEVELS				
	1	2	3	4	5
Legal and physical access					
Grants of Easements ¹					
Paved access			²		
Curbs and gutters			³		
Sidewalks		1/2 ⁴			
Street lights at standard spacing					
Street lights at intersections only					
Water purveyor					
Substantiated well water			⁵		
Sewer ⁶					
Septics					
Drainage improvements ²					
Fireflow					
¹ Includes necessary rights-of way for transportation and circulation, drainage and flood control facilities, and utilities. ² The requirement will be waived in areas where a sub-regional plan and fee or other financing mechanism exists to provide necessary improvements. Provided, however, that the Transportation/Flood Control Department may require additional improvements if necessary for reasons of health and safety. ³ Curbs and gutters shall be required by the Transportation/Flood Control Department if necessary for reasons of health and safety. ⁴ Sidewalks may be required on both sides of the street by the Transportation/Flood Control Department if necessary for reasons of health and safety. ⁵ Individual well allowed if site does not overlie aquifer in state of overdraft. ⁶ Sewers shall be required as necessary by the EHS Department if necessary for reasons of health and safety.					

SPHERES OF INFLUENCE

Special policies and standards are established in the County General Plan (pages *II-D6-51 through 56*) relative to intergovernmental coordination and sphere of influence issues. In order to implement these policies and standards, the Land Use Services Department will send a referral notice to the appropriate jurisdiction for any project located within that jurisdiction's sphere of influence. Comments will be received and evaluated in the review of the project.

HAZARD/RESOURCE/LAND USE MODIFICATIONS OVERLAY DISTRICTS

The County Development Code establishes various Overlay Districts, which are mapped throughout the County for Hazard Protection, Resource Preservation, and Land Use Modifications. Special Review procedures, development standards, requirements and criteria apply to development in addition to the regular Zoning requirements, if a property is located within an Overlay District. Any applicable Overlay Districts for a particular property should be requested along with the Zoning information for that property from the County Planning Division. The chart on page 8 lists special reports required if located within an Overlay District. Development Code sections are listed in the chart and below, so that you may obtain additional information if you are located in one of these Overlay Districts

Hazard Protection Overlay Districts include:

1. **Airport Safety (AR)** for areas that are within proximity to a public use airport or heliport (Development Code Section 85.020101 et seq).
2. **Fire Safety (FR1 & 2)** for designated high fire hazard areas, especially in proximity to National Forest lands and wildland areas. (Development Code Section 85.020201 et seq).
3. **Flood Plain Safety (FP)** for areas in proximity to rivers, lakes, streams, and drainage channels that are identified as areas of flood hazard. (Development Code Section 85.020301 et seq).
4. **Geologic Hazard (GH)** for areas that are subject to earthquake faults, ground shaking, liquefaction, subsidence, or landslides (Development Code Section 85.020401 et seq).
5. **Noise Hazard (NH)** for areas within identified high noise levels (Development Code Section 85.020501 et seq).
6. **Hazardous Waste (HW)** for areas where hazardous waste facilities (Development Code Section 85.020601 et seq).

Resource Preservation Districts include:

1. **Agricultural Preserve (AP)** consistent with the California Land Conservation Act (Williamson Act) (Development Code Section 85.030101 et seq).
2. **Biotic Resources (BR)** for the protection and conservation of rare and endangered plants and animal resources and their habitats (Development Code Section 85.030201 et seq).
3. **Cultural Resources (CR)** for the identification and preservation of important archaeological and historical resources (Development Code Section 85.030301 et seq).
4. **Mineral Resources (MR)** for the production and conservation of minerals for future extraction and reclamation of mined areas (Development Code Section 85.030401 et seq).
5. **Paleontologic Resources (PR)** for the identification and preservation of significant fossil resources (Development Code Section 85.030501 et seq).
6. **Scenic Resources (SR)** to protect, preserve and enhance the aesthetic resources of the County (Development Code Section 85.030601 et seq).

Land Use Modification Overlay Districts include:

1. **Additional Agriculture (AA)** to create and preserve areas for small and medium scale agricultural enterprises (Development Code Section 85.040101 et seq).
2. **Alternate Housing Standards (AH)** (Development Code Section 85.040201 et seq).
3. **Sign Control (SC)** with special standards for freestanding signs (Development Code Section 85.040301 et seq).

OVERLAY DISTRICTS REQUIRING REPORTS

OVERLAY DISTRICT	REPORT REQUIRED	DEVELOPMENT THRESHOLD
Flood Plain Safety (FP)	<u>Field Investigation</u>	Construction, location, extension, conversion, or alteration of any structure or land use within Flood Plain Review Area 3. (Development Code Section 85.020315)
Geologic Hazard (GH)	<u>Geologic Report</u> (Must be prepared by a registered geologist)	All land use applications and development permits that would lead to the construction of roads, structures or the subdivision of land. Exemptions from the requirement for a geologic report include: (1) one single-family wood frame dwelling not exceeding two stories; (2) a single family wood frame dwelling located within a division of land for which an approved geologic report was prepared; (3) a non-residential accessory use; (4) alterations or additions to any structure where the value or area does not exceed fifty percent (50%). (Development Code Section 85.020410)
Noise Hazard (NH)	<u>Acoustical Report</u>	Any land use application or development permit subject to the Noise Hazard Overlay (areas where average day-night sound level (Ldn) is sixty-five decibels (65dBA), or greater (Development Code Section 85.020510)
Biotic Resources (BR)	<u>Biotic Report</u> (Must be prepared by an appropriate expert such as a qualified biologist, botanist, herpetologist or other professional "life scientist")	When a land use is proposed or an existing land use is increased by more than twenty-five (25%) within a Biotic Resources Overlay District, the applicant shall have a report prepared identifying all biotic resources located on the site and those on adjacent parcels which could be impact by the proposed development. (Development Code Section 85.030220)
Cultural Resources Preservation (CP)	<u>Report documenting the results of resource investigation</u>	Any land use proposed within the CP Overlay District. The presence or absence of archaeological and historical resources within a given project area shall be determined by an appropriate investigation by qualified personnel (Development Code Section 85.030315)
Paleontologic Resources (PR)	<u>Paleontologic Report</u>	In areas of potential but unknown sensitivity, field surveys prior to grading shall be required to establish the need for paleontologic monitoring. (Development Code Section 85.030220)
Mineral Resources (MR)	<u>Mining/Reclamation Plan</u>	Any land use or development proposal within the MR Overlay District (Development Code Section 85.030415)

PARKING AND LOADING REGULATIONS

Off-street parking is required for all new uses and changes in use when the occupancy or use is changed to a different use. The parking and loading spaces required by the Development Code, Section 87.0601 et seq, shall be provided on the same site with the main use or building or on a site developed in accordance with a plan approved by the Planning Division or Building Official. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities.

Parking Lot Design Requirements:

1. The parking area shall be designed so that a car entering the parking area shall not be required to enter a street to move from one location to any other location within the parking area or premises.
2. Parking and maneuvering areas shall be so arranged that any vehicle entering a vehicle right-of-way (street or road) can do so traveling in a forward direction.
3. Head-in parking shall not be permitted where curbs and gutters do not exist and where vehicular access to the private property is not restricted by barriers.
4. Driveways and parking areas should be clearly defined with physical barriers.
5. Individual parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface.
6. Nonresidential parking areas, which abut residential land use districts, shall be separated therefrom by a solid fence or masonry wall six (6) feet in height, measured from finished grade of the parking lot.
7. All parking area lighting shall reflect light and glare away from public thoroughfares and any adjacent residences.
8. All off-street parking facilities shall be designed to limit to private property from street and highways to a minimum number of standard driveways per the County Department of Transportation specifications.

Dimensions

1. Each required parking space shall be a minimum of nine (9) feet wide by nineteen (19) feet long, except where compact spaces have been authorized.
2. Compact parking spaces shall be a minimum of seven and one-half (7 1/2) feet wide by fifteen (15) feet long. Compact spaces shall be grouped in separate areas. Compact spaces shall be marked and/or posted with signs stating "Compact Cars Only".
3. One-way access drives leading to aisles within a parking area shall be a minimum 12' wide, and within the aisle as follows:

<u>Parking Stall Angle</u>	<u>Minimum Aisle Width</u>
Parallel (0)	12'
1-45	14'
46-60	17'
61-90	24'

4. Two-way aisles and two-way access drives leading to aisles within a parking area shall be a minimum width of twenty-four feet (24').

Surfacing

1. In Valley areas, the required parking, loading, and access driveways shall be surfaced with a minimum of two (2) inches of A.C. paving (County Specification No. 39)
2. In Mountain areas, where the property abuts a paved street, the required parking, loading, and access driveways shall be surfaced with a minimum of two (2) inches of road mixed paving (County Specification No. 38).
3. In Desert areas, where the property abuts a paved street, the required parking, loading, and access driveways shall be surfaced with a minimum of two (2) inches of A.C. paving, except as follows:
 - a. For single-family residential on lots of 18,000 square feet or larger, required parking and driveways shall be dustproofed or fully paved.

- b. For commercial, industrial, or institutional uses with no greater than 4,000 square feet of building area in Improvement Level Area 4 or 5, the required off-street access driveways, parking for the disabled, and loading areas shall be surfaced with a minimum of two (2) inches of A.C. paving. The remaining parking areas may be paved or dustproofed. The non-paved parking shall have a positive barrier to prevent direct access onto the paved road.

Landscaping

Landscaping shall be provided for parking lots consistent with the requirements of the Countywide Landscaping Requirements, Parking Lots, as specified on page 16 of these Administrative Design Guidelines.

Loading

Every institutional, commercial, industrial or special use shall have one permanently paved and maintained loading space for each 5,000 square feet of building floor area, provided however, that not more than four (4) such spaces shall be required per use. Each space shall be not less than ten (10) feet wide, twenty (20) feet long, and fourteen (14) feet clear in height.

Parking for the Disabled

1. Parking spaces for the disabled shall be provided for multifamily residential, commercial, industrial, institutional and public uses as follows:

Total Number of Parking Spaces	Number of Parking Spaces Required For The Disabled
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2 percent of total
1001 and over.....	20 plus 1 for each 100 or fraction thereof over 1001.

2. Each parking space for the disabled shall be a minimum of 14' x 19'. Two adjacent parking spaces for the disabled can be accommodated within a 23' wide area that is lined to provide for a 9' parking area on each side of a 5' loading and unloading area in the center. One in every eight (8) parking spaces for the disabled, but not less than one, shall be served by an access aisle 96 inches wide and shall be designated van accessible. This means that when only one (1) space is required, it shall be seventeen (17) feet wide and outlined to provide a nine (9) foot parking area and an eight (8) foot loading/unloading area on the passenger side. When only two (2) spaces are required, they may be provided within a twenty-six (26) foot-wide area lined to provide a nine (9) foot parking area on each side of a eight (8) foot loading/unloading area in the center. All such spaces may be grouped on one level of a parking structure.
3. Parking spaces for the disabled shall be located as near as practical to a primary entrance to a single building, or shall be located to provide for safety and optimum proximity to the entrances of the greatest incidence of use when more than one (1) building is served by the parking lot. Such spaces shall be located so that a disabled individual is not compelled to wheel or walk behind parked cars other than his own. Pedestrian ways, which are accessible to the physically disabled, shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space.

Number of Spaces per Use

Where two or more uses are located in a single building or on a single lot, required parking shall be provided for each specific use and adding the requirements together.

Business and Commercial Uses:

- a. General business, except as herein specified: One (1) parking space for each two hundred (200) square feet of building floor area. A minimum of four (4) parking spaces shall be provided for each use.
- b. Amusement enterprises, commercial recreation and similar uses such as shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks and zoos: One (1) parking space for each four (4) persons using or attending the facilities.
- c. Automobile sales, boat sales, mobilehome sales, retail nurseries and other open uses not in a building or structure: One (1) parking space for each two thousand (2,000) square feet of open area devoted to display or sales; provided, however, that where such area exceeds ten thousand (10,000) square feet, only one (1) parking space need be provided for each five thousand (5,000) square feet of such area in excess of the first ten thousand (10,000) square feet contained in such area.
- d. Bowling alleys and billiard halls: Five (5) parking spaces for each bowling lane and two (2) parking spaces for each billiard table.
- e. Chapels and mortuaries: One (1) parking space for each three (3) fixed seats and for every twenty (20) square feet of seating area where there are no fixed seats, all to be within the main chapel, and one (1) parking space for each four hundred (400) square feet of floor area outside the main chapel. Twenty-four (24) linear inches of bench or pew shall be considered a fixed seat.
- f. Child care centers: One (1) parking space for each employee or teacher and one (1) parking space for each five (5) children that the facility is designed to accommodate.
- g. Children's homes: One and one-half (1½) parking spaces for each employee on the largest shift.
- h. Churches: One (1) parking space for each four (4) fixed seats or for every twenty-five (25) square feet of seating area within the main auditorium where there are no fixed seats. Twenty-four (24) linear inches of bench or pew shall be considered a fixed seat.
- i. Dance halls: One (1) parking space for each twenty (20) square feet of dance floor area and one (1) parking space for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats.
- j. Golf courses and driving ranges, but not to include miniature golf courses: Four (4) parking spaces per hole on all golf courses and one (1) parking space per tee for driving ranges.
- k. Hospital: One (1) parking space for each two (2) patient beds and one (1) parking space for each staff member and employee on the largest shift.
- l. Medical offices, clinics, veterinary hospitals: Five (5) parking spaces for each doctor or dentist.
- m. Offices, banks, building and loan associations, business and professional uses: One (1) parking space for each two hundred (200) square feet of floor area. A minimum of four (4) such parking spaces shall be provided.
- n. Organization camps: One and one-half (1½) parking spaces for each staff member or employee.
- o. Restaurants, including drive-ins, cafes, night clubs, taverns and other similar places where food or refreshment are dispensed: One (1) parking space for each three (3) fixed seats and/or for every fifty (50) square feet of floor area where seats may be placed. A minimum of ten (10) parking spaces shall be provided. For food establishments with take-out provisions only: One (1) parking space for each two hundred (200) square feet of building floor area. Additionally, one (1) parking space shall be required for each employee on the largest shift and/or for each vehicle used for delivery purposes, whichever is greater. A minimum of four (4) parking spaces shall be provided for such establishments.
- p. Skating rinks, ice or roller: One (1) parking space for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats and one (1) parking space for each two hundred and fifty (250) square feet of skating area. Twenty-four (24) linear inches of bench shall be considered a fixed seat.
- q. Social care facilities: One (1) parking space for each three (3) residents in accordance with the resident capacity of the home as listed on the required license or permit, plus one (1) parking space for each staff member and employee on the largest shift.

- r. Commercial swimming pools and swimming schools: One (1) parking space for each five hundred (500) square feet of water surface area. A minimum of ten (10) parking spaces shall be provided.
- s. Theaters, auditoriums, stadiums, sport arenas, gymnasiums and similar places of public assembly: One (1) parking space for each four (4) fixed seats and for every twenty-four (24) square feet of seating area where there are no fixed seats.
- t. Mini-storage facilities: One (1) parking space for each 200 square feet of office floor area, with a minimum for four (4) parking spaces. If a caretaker's residence is included in the design of the facility, an additional two (2) parking spaces are required. A parking lane shall be provided adjacent to the storage building's openings, which is a minimum of nine (9) feet in width and outlined (painted). This parking lane is for temporary parking only — thirty (30) minutes maximum. This time restriction must be clearly marked with signs. Driveways adjacent to the parking lane shall be a minimum width of fifteen (15) feet for one-way and twenty-four (24) feet for two-way.

Educational Uses:

- a. Schools, accredited general curriculum, kindergarten through grade nine (9): One (1) parking space for each staff member, faculty member, and employee.
- b. Schools, accredited general curriculum, grade ten (10) through twelve (12), colleges and universities, business and professional schools: One (1) parking space for each five (5) students plus one (1) parking space for each staff member, faculty member and employee.
- c. Special schools or trade schools: One (1) parking space for each three (3) students plus one (1) parking space for each staff member, faculty member, and employee.

Industrial Uses:

Industrial uses of all types, including warehouses or buildings used exclusively for storage purposes, wholesale houses and distributors and public utility facilities including, but not limited to, electric, gas, water, telephone and telegraph facilities not having business offices on the premises: One (1) parking space for each employee on the largest shift or one (1) parking space for each one thousand (1,000) square feet of floor area, whichever is greater, and one (1) parking space for each vehicle operated or kept in connection with the use. For facilities that allocate a portion of the building to office space, one (1) parking space shall be required for each two hundred (200) square feet of office area.

Residential Uses:

- a. Dwellings, including multiple dwellings. Two (2) parking spaces on the same site with the main building for each dwelling unit. Such parking spaces shall be located to the rear of the front setback line except that in mountain areas the parking spaces may be located within the setback areas. Tandem parking shall be prohibited except in mountain areas.
- b. Clubs, conference centers, fraternity and sorority houses, rooming and boarding houses and similar structures having guest rooms: One (1) parking space for each three (3) guest rooms. In dormitories, each one hundred (100) square feet shall be considered equivalent to a guest room.
- c. Mobilehome parks: Two (2) parking spaces (which may be in tandem) on each mobilehome lot. There shall also be established and maintained within each mobilehome park one (1) parking space for each ten (10) spaces or fraction thereof within the mobilehome park, for visitor use.
- d. Motels, hotels, and motor hotels: One (1) parking space for each unit.

Site Plan Requirements:

The plot plan or site plan shall show the following:

- a. Formula used to calculate the number of spaces required for each use/unit type of surfacing.
- b. Directional arrows.

PEDESTRIAN CIRCULATION

A system of pedestrian walks shall be designed into projects. Walks shall provide for safe, convenient access to all buildings and for safe pedestrian circulation throughout a development between facilities and locations where need for pedestrian access can be anticipated.

Location:

Walks shall be located such that a minimum vertical clearance of seven (7) feet from all permanent or temporary obstructions is achieved.

Size:

Minimum walk width shall be four (4) feet except abutting a parking bay or court where it shall be six (6) feet in order to accommodate car overhangs.

DEDICATIONS AND STREET IMPROVEMENTS

Pursuant to the County Development Code (Section 87.0201 et seq) the following shall be required:

1. **Dedications.** Prior to final inspection of any buildings or structures, the dedication of additional right-of-way may be required to comply with the County General Plan, adopted Specific Plan, Local Area Transportation Facilities Plan, or the provisions of any specific ordinance which has established a future right-of-way line.
2. **Street Improvements.** Prior to final inspection of any buildings or structures resulting in an increase or change in vehicular traffic street improvements may be required in accordance with the adopted County standards. This includes any or all curb and gutter, sidewalks, street lights, concrete driveway approaches, drainage structures, paving, backfilling, preparation of the road surface, and other necessary improvements. (Refer to Improvement Level Figures, pages 3 –5)
3. **Delayed Improvements – Bonding.** Where dedication and installation of street improvements is impractical at the time of development, a written agreement shall be entered into with the County and a bond or other satisfactory surety shall be posted with the County to guarantee such improvements. The surety shall be as determined by the County Engineer.

DRAINAGE AND STORM WATER MANAGEMENT

Buildings, structures, streets, paved areas and utilities shall be located on the site in areas of the least potential groundwater hazard. Grades shall not be designed which direct a concentrated flow of surface drainage over unprotected slopes. Where storm drainage flow is concentrated, permanently maintainable facilities, which can include vegetation, shall be provided to prevent significant erosion and other damage or flooding on site or on adjacent properties.

Drainage should be designed using surface drainage, subsurface drainage or both to accommodate storm runoff without adversely affecting structures. Water quality management controls shall be implemented using Best Management Practices to control predictable pollutant runoff. All drainage and water quality management controls and issues shall be addressed as specified in the San Bernardino County Hydrology Manual.

FIRE PROTECTION:

Fire protection requirements are determined by type of use, location and project design. The following criteria shall be incorporated into project design.

General provisions:

1. All land use applications leading to the construction or expansion of a structure shall be submitted to the Fire Authority and Resource Conservation District Office for review and recommendation.
2. All proposed development must meet all standards from the applicable fire authority.

Access, fire flow, and safety standards:

1. Two points of vehicular access are required.
2. Road grades shall not exceed 12%.

3. Fire access roads, which exceed 150 feet in length, shall be a minimum of twenty (20) feet in width.
4. An approved turn-around is required for driveways and roads, which exceed 150 feet.
5. Fire Department access shall be provided to within 150 feet of any portion of the building.
6. Security gates shall require approved Fire Department key boxes.
7. Approved fire hydrants shall be provided every 300 feet with the exception of single family residential, which requires a fire hydrant to be within 400 feet of the residence.
8. Minimum residential fire flow is 1000 GPM.
9. Minimum commercial fire flow is 2000 GPM.
10. Minimum industrial fire flow is 3000 GPM.
11. For residential projects, illuminated street addresses with at least four (4) inch high numbers visible from the road on which the structure fronts are required.
12. For commercial and industrial projects, illuminated street addresses with at least eight (8) inch high numbers visible from the road on which the structure fronts are required.

Fire Safety Overlay Districts:

Development Code Sections 85.020201 through 85.020230 provide standards for properties located within Fire Safety Overlay Districts that are in addition to or supersede the standard requirements. Some of these include, but are not limited to the following:

1. Building setbacks shall be a minimum of fifteen (15) feet from property line and shall have exterior wall separations from other buildings of at least thirty (30) feet or shall have fire resistive construction as defined in the Uniform Building Code.
2. All buildings on lots that were created after March 9, 1988 that abut a National Forest shall be setback at least 30 feet' from the boundary of the San Bernardino National Forest.
3. Fuel modification areas of no less than 100 feet from the development's perimeter is required.
4. Roof coverings shall have a minimum Class A fire rating.
5. Every chimney shall have a spark arrestor.
6. Fire Department access roads shall be paved and a minimum of twenty-six (26) feet wide.

OPEN SPACE FOR RESIDENTIAL DEVELOPMENTS

Adequate open space shall be required for multi-family projects of four or more dwelling units, mobilehome parks and all residential portions of planned developments. Open space shall be the total area of land or water within the boundaries of the project that is designed and intended for use and enjoyment as open space areas. Open space areas within these projects are areas not covered by buildings, pavement or accessory structures (except recreational areas such as outdoor swimming pools, tennis courts and other unenclosed recreational facilities) and are accessible and available to occupants of the development.

Open space is categorized as either private or common. Private open space is open space directly adjoining the living areas of dwelling units and is intended for the private enjoyment of the dwelling unit residents. Common open space is open space designed and set aside for all occupants of a designated development. The following open space criteria shall be incorporated into project design.

Total open space (private and common):

- 40% minimum for residential portions of planned developments.
- 30% minimum for multi-family project and mobilehome parks.

Private open space:

- Each dwelling unit shall have a minimum contiguous private open space area of 225 square feet (ground floor) or 60 square feet (upper story dwelling with no ground floor).

Common open space:

- Each project or planned development residential area shall be developed with a minimum 5% of common open space. This 5% shall be counted as part of the total open space requirement.
- Land in public utility easements may be included in the common open space provided the use of the land is not restricted for recreational purposes.
- Not more than half the required open space may consist of storm drainage reservation land.
- All dwelling units shall be within 500 feet of a common open space or other public park/recreation area accessible to the project's residents.
- Each project or planned development residential area common open space shall be developed with at least one 10 foot wide (minimum) unencumbered access easement from a public street.

MULTIPLE-FAMILY RESIDENTIAL BUILDING SEPARATIONS

The following separations shall apply to any lot containing two (2) or more dwelling units which are in separate detached structures. The separations shall be between opposite exterior walls. Walls shall be considered opposite if a perpendicular line drawn in a horizontal plane from one structure intersects another structure's wall. The front side of a unit is the one containing the primary entrance to the dwelling unit.

Building Orientation	Separation (feet)
Side-to-side	10
Rear-to-rear or front-to-side	15
Front-to-rear	20
Front-to-front or interior court space	25
Interior court space with parking access	30
All others	20

LANDSCAPING AND SCREENING/BUFFERING STANDARDS

Landscaping and screening, consisting of trees, shrubs, flowers, ground covers, hardscape materials, fencing, walls, or any combination thereof shall be installed and maintained for all new development, or the new development portion of a site, **only**. Landscaping shall correlate to the climate, soil, related natural resources and existing vegetation of the site, as well as the type of development proposed. Landscaping enhances the appearance of buildings and grounds, provides shade for leisure and recreational areas, reduces noise and erosion, and provides necessary buffering between incompatible uses. The following standards do not apply to one single-family residence on a lot, or to parcel maps, or to tracts, but may be used as landscape guidelines for those developments, as necessary.

COUNTYWIDE LANDSCAPING REQUIREMENTS

Planting Design

- (1) Planting design shall coordinate new plant materials and their growth requirements with the climate, soil, orientation, water courses, existing vegetation, fire prevention needs, related natural resources and man-made facilities.
- (2) Maintenance intensive landscaping should be held to a minimum and located near primary use areas.
- (3) Native plant materials or locally adaptable drought tolerant plantings capable of surviving the prevailing climatic and soil conditions with a minimum of supplemental water are strongly encouraged.
- (4) In order to reduce evaporation, competition for water, weed growth and damage to trees and shrubs, the use of mulch in shrub areas and within eighteen inches of tree trunks is strongly encouraged.
- (5) New plant materials should represent a good planting variety. Use of one predominant species should be avoided to prevent spread of disease.
- (6) Plant materials shall be utilized in locations appropriate to their known climatic and environmental requirements and spaced to allow mature growth.

- (7) Plants having similar water use shall be grouped according to water requirements.
- (8) Any plant materials may be used in the landscape design, providing the Estimated Water Use (EWU) of the project does not exceed the Maximum Applied Water Allowance (MAWA).
- (9) Turf areas shall be minimized, and those turf areas requiring motorized maintenance shall be limited to 50% of all portions of the site requiring groundcover. The exception to this would be large recreational areas where the specific use dictates the need for turf, such as a playing field.
- (10) Any trees/shrubs shall be planted so as not to conflict with planned or existing overhead utility lines, or any clear sight triangle.
- (11) Any trees planted shall be located not less than 25 feet from the beginning of curb returns at intersections; 10 feet from street lights; 10 feet from fire hydrants; and 10 feet from driveways.

Existing Plant Materials

Healthy, existing plant materials shall be used to meet landscape requirements wherever possible. All existing trees shall be retained on site unless otherwise approved in writing by the Planning Division, or the proper removal permit is granted in accordance with Division 9 of this Title.

Maintenance

Landscapes shall be maintained to ensure water efficiency and healthy appearance. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing the irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning, weeding, removing litter and replacement of plants as required. All pruning should be in accordance with the adopted pruning standards of the Western Chapter of the International Society of Arboriculture.

Parking lots:

- (1) A minimum of five percent of the gross area used for parking and drive aisles shall be landscaped, except where parking lots are not required to be paved.
- (2) Parking lots shall be landscaped with plant materials, hardscape, **or** any combination thereof.
- (3) Landscaping shall be distributed throughout the parking area so as to provide maximum shade and reduction of reflective heat.
- (4) Landscaping adjacent to parking spaces shall be protected by a raised curb.
- (5) Parking spaces adjacent to landscaping shall be as required for either regular or compact spaces, measured from the landscape curb.
- (6) Parking lot tree planters shall be a minimum of 15 square feet and protected by a raised curb.
- (7) Healthy, existing vegetation in any parking lot area shall be used wherever possible to meet the five percent landscaping requirement.
- (8) Preservation of trees may be used to waive parking space requirements with the approval of the Planning Division.

Common Open Space:

Common Open Space areas proposed in multi-residential projects, mobile home parks, and residential portions of Planned Developments shall be landscaped to provide shade for areas where benches, picnic tables, water fountains, or other similar improvements are planned.

Required Quantities:

The quantity of trees, shrubs, and ground cover shall be sufficient to fulfill the requirements of the property as interpreted by the Planning Division, based upon professional site design analysis and customary planting treatments in the general locale.

- (1) General Landscaping: For general landscaping, the specifications listed in Table 1 shall be utilized. Additional quantities may be required for boundary landscaping, interior parking landscaping, screening and slope stabilization.
- (2) Slope Stabilization: In addition to general landscaping, slopes shall be protected from erosion by suitable drought tolerant landscaping or other appropriate plant materials. Decorative rock, boulders or other suitable hardscape material may be utilized, but live plant materials should comprise at least fifty percent of slope landscaping. Trees and shrubs may be used as a part of slope landscaping where appropriate.
- (3) Interior Parking Lot Landscaping: Not less than five percent of the gross area for parking and drives shall be landscaped.

Minimum Landscape Requirements.

**TABLE 1
MINIMUM LANDSCAPE REQUIREMENTS**

General Type Use or Structure	Minimum Landscape Area ***		Basic Requirement		Additional Requirement	
	As a % of Project Area	Area In Square Feet	Trees	Shrub s	Per 1,000 Sq. Ft. of Landscape Area	
					Tree s	Shrub s
RESIDENTIAL						
R.V. Park	5%	100*	1*	3*	1	3
Mobile Home Park	5%	500**	2**	5**	2	5
Garden Apartment	12%	500**	2**	5**	1	3
Multi-Family	10%	1,000**	2**	5**	1	3
Single Family	N/A	1,500**	2**	10**	N/A	N/A
RETAIL						
Freestanding < 6,000 Sq. Ft. GFA	3%	200	3#	9#	1	3
Freestanding > 6,000 Sq. Ft. GFA	5%	500	3#	9#	1.5	5
Strip Commercial	5%	500	3#	9#	1.5	5
Shopping Center	5%	500	3#	9#	1.5	5
Open Lot Sales	2%	500	3#	9#	1	3
OFFICE						
Freestanding < 6,000 Sq. Ft. GFA	8%	800	4#	12#	1.5	6
Freestanding > 6,000 Sq. Ft. GFA	9%	800	4#	12#	1.5	6
Office Park	10%	800	4#	12#	1.5	6
INDUSTRIAL/ WAREHOUSE						
Freestanding < 10,000 Sq. Ft. GFA	3%	500	3#	9#	1	3
Freestanding > 10,000 Sq. Ft. GFA	5%	500	3#	9#	1	3
Industrial Park	7%	500	3#	9#	1.2	4
Heavy Industrial	2%	500	3#	9#	1	3
INSTITUTIONAL	12%	500	4#	12#	1.5	8

* Per space ** Per Dwelling Unit # Per Project

*** The factor resulting in the larger landscape area shall be used.

Minimum Sizes

The following minimum sizes shall apply:

**TABLE 2
MINIMUM PLANT SIZES**

General Landscaping and Screening

Shade Trees 1 1/2" Caliper
Palm & Ornamental Trees6 - 8'

Evergreen Trees	5 - 6'
Large shrubs	18 - 24"
Medium Shrubs	12 - 15"
Small Shrubs.....	1 Gal.
Slope Stabilization	
Trees	1 Gal.
Shrubs	1 Gal.

REGIONAL LANDSCAPING REQUIREMENTS:

Valley Region:

- Existing trees which are removed to accommodate development shall be replaced at the rate of 2:1. Fruit or nut bearing trees planted in groves shall be exempt from this provision. Replacement trees shall be a minimum 15 gallon size.
- Recommended plant materials include, but are not limited to deciduous and evergreen varieties which are drought tolerant or native. NOTE: Existing native trees with a six inch or greater stem diameter or 19 inches in circumference measured at 4-1/2 feet above the average ground level of the tree base shall not be removed except under permit from the County and in accordance with any applicable ordinance, except as provided for herein. For the Valley Region, native trees are defined as three or more palm trees in linear plantings which are 50 feet or greater in height in established windrows, or parkway plantings are considered heritage trees.
- All building setback areas shall be landscaped except for sites where no disturbance of the natural terrain within a setback is proposed, and the natural terrain precludes setback landscaping (e.g., mountainsides or hillsides).
- All slopes 5:1 ratio or greater, cut slopes five feet vertical height or greater, and fill slopes three feet vertical height or greater, shall be protected against damage from erosion. Groundcover requiring minimal or no irrigation, hardscape, or any combination thereof may be used. Trees and shrubs shall be provided on slopes of 15 feet vertical height or greater, spaced sufficiently to allow adequate growth, and in visually attractive groupings.
- Parking lot planters shall provide a minimum of one 15 gallon, multi-branched tree, unless healthy, existing trees are used in the planters.
- Irrigation shall be kept to the minimum level necessary to maintain plant materials in a healthy state. Irrigation shall be provided by drip, mister, or other non-aerial water serving method or system.

Desert Region:

- Recommended plant materials include, but are not limited to native, succulent, drought and infestation tolerant deciduous and evergreen varieties. NOTE: Existing desert native plants, or any part thereof except the fruit, shall not be removed except under permit issued by the Agricultural Commissioner, or other applicable County Reviewing Authority. Therefore, except as provided for herein, replacement of such desert native plants shall be in accordance with applicable ordinances. (Ref: Development Code, Division 9 Chapter 4.)
- Joshua Trees shall be relocated on site unless otherwise specifically permitted in writing by the Planning Division. NOTE: *Existing desert native plants, or any part thereof except the fruit, shall not be removed except under permit issued by the Agricultural Commissioner, or other applicable County Reviewing Authority. Therefore, except as provided for herein, replacement of such desert native plants shall be in accordance with applicable ordinances.* (Ref: Development Code, Division 9 Chapter 4.)
- All building setback areas shall be landscaped using xeriscape type landscaping, hardscape materials, or any combination thereof. For sites where no parking area paving is required, and no disturbance of land within setbacks is proposed, landscaping may not be required. **ONLY** those parking lots required to be paved shall be landscaped.
- All slopes 5:1 ratio or greater, cut slopes five feet vertical height or greater, and fill slopes three feet vertical height or greater, shall be protected against damage from erosion. Plant, hardscape, and any other materials approved by the Planning Division may be used in any combination.
- Irrigation shall be kept to the minimum level necessary to maintain plant materials in a healthy state. Irrigation shall be provided by drip, mister, or other non-aerial water serving method or system.

Mountain Region:

- Any landscaping proposed shall be in conjunction with a forest conservation plan and insect infestation prevention program, prepared by a Registered Professional Forester (RPF), and submitted by the developer. Said plan shall include guidelines for tree preservation, both during and after construction.
- Existing trees which are removed to accommodate development shall be replaced according to recommendations of a forest conservation plan required to be submitted by the developer.
- Wherever possible, preservation of existing trees in natural locations shall be used to meet site landscaping requirements.
- Non-natural irrigation shall not be required.
- Recommended plant materials include, but are not limited to native, drought and infestation tolerant, fire-resistant and wherever applicable, deciduous evergreen varieties. Existing native trees with a six inch or greater stem diameter or 19 inches in circumference measured at 4-1/2 feet above the average ground level of the tree base shall not be removed except under permit from the County and in accordance with any applicable ordinance, except as provided for herein.
- A minimum of five feet along all property lines shall be landscaped except for sites where no disturbance of the natural terrain within that five foot area is proposed.
- All slopes 5:1 ratio or greater, cut slopes five feet vertical height or greater, and fill slopes three feet vertical height or greater, shall be protected against damage from erosion any type of hardscape, or any combination thereof may be used.

COUNTYWIDE SCREENING/BUFFERING REQUIREMENTS:

A landscaped area which provides an opaque screen and buffers incompatible uses may be required along any lot boundary. Screening shall not intrude upon clear sight triangles for streets or sidewalks. Should planting materials utilized as screening fail to provide adequate screening within eighteen months of installation, a wall, berm, or fence may also be required. Wherever residential uses are proposed adjacent to existing non-residential development, the proposed development shall be responsible for providing adequate landscape screening/buffering. Residential uses in any land use district (which may include a portion of an institutional development) adjacent to industrial uses must be screened by a concrete masonry wall, six feet in height, as measured from the residential use side, along the property line, in addition to buffering requirements.

Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened from view using fencing, walls, **or** plantings, **or** any combination thereof.

Buffering shall be provided in accordance with the requirements shown in Table 3, and screening may consist of any combination of the following:

- Walls: A wall shall consist of decorative concrete, stone, brick, stucco, tile or similar type of masonry material with a minimum thickness of four inches.
- Berms: A berm should be not more than thirty feet in width at the base. It shall be constructed of earthen materials and landscaped.
- Fences: A solid fence shall be constructed of wood, masonry, or other materials with a minimum nominal thickness of one inch and it shall form an opaque screen. An open fence may be an open weave or mesh type fence. Open fences shall be combined with landscape materials to form an opaque screen.
- Plantings: Plant materials, when used as a screen, shall consist of compact evergreen or other suitable plants. They shall be of a type, or used in such a manner as to provide screening, having a minimum thickness of two feet within eighteen months of planting.

Table 3 Minimum Landscape Buffer (in feet)

Adjacent Use Class. Proposed Use Classification	Single Family	Multi-Family	Agriculture I	Agriculture II	Commercial I	Commercial II	Industrial I	Industrial II
Single Family	N/R	5	5	10	10	10	10	10

Multi-Family	5	N/R	5	10	10	10	10	10
Agriculture I	5	5	N/R	N/R	10	5	5	5
Agriculture II	10	10	N/R	N/R	10	5	5	5
Commercial I	5	5	5	10*	N/R	5	5	5
Commercial II	10	10	5	5	5	N/R	5	5
Industrial I	10	10	5	5	5	5	N/R	0
Industrial II	10	10	5	5	5	5	0	N/R

N/R =Not Required

* Except in the Mountain Region where it shall be 5 feet.

Classification Groupings:

- Agriculture I
 - Row, Field, Tree, and Nursery Crop Cultivation
- Agriculture II
 - Animal Raising.
 - Commercial Kennels and Catteries.
 - Wholesale Trade of Livestock.
 - Cow and Goat Dairies.
 - Agriculture Support Services.
- Commercial I
 - Professional Services.
 - Retail Trade/Personal Services I/II.
 - Open Lot Services I.
 - Lodging Services.
 - Recreational/Entertainment Services I.
 - Repair Services I.
 - Convenience/Support Services.
- Commercial II
 - Open Lot Services II.
 - Recreational/Entertainment Services II.
 - Repair Services II and III.
- Industrial I
 - Manufacturing Operations I.
 - Wholesale/Warehousing I and II.
 - Transportation Services I.
- Industrial II
 - Manufacturing Operations II.
 - Contract Construction Services.
 - Transportation Services II.
 - Salvage Operations.

LANDSCAPE PLAN REQUIREMENTS:

Landscaping plans shall be submitted to the Planning Division for review and approval using the appropriate application.

Two copies of a Landscaping and Irrigation plan shall be submitted, detailing the following:

- (a) North arrow and scale (architectural or engineering scale).
- (b) Names, addresses and phone numbers of person or firm responsible for preparation of the plan and the applicant.
- (c) Project name(s), Assessor Parcel Number and Section, Township and Range.
- (d) Location of all buildings, utility lines, sidewalks, parking areas, trash enclosures, signs, walls, fences and exterior mechanical equipment.
- (e) Indication on plans of any objectionable views on adjacent property.
- (f) Indicate on plan the adjacent land uses.
- (g) Location, size and species of all existing trees on site.
- (h) Location, species and size of all existing shrubs to be retained.
- (i) Location and identification of all landscape materials proposed for the site.
- (j) Location of irrigation points.
- (k) A schedule of plant materials indicating the number, common and scientific name, and size.
- (l) Calculation of gross lot area excluding road improvements, parking and driveway area, and landscape area.
- (m) Calculation of open space and landscaped areas as a percentage of lot area.
- (n) Calculation of hardscape area and xeriscape area in square feet.
- (o) Calculation of interior parking landscape area as a percentage of parking and driveway area.
- (p) Calculation of Maximum Applied Water Allowance (Annual and Monthly).
- (q) Attach copy of irrigation system plans and calculations.
- (r) Attach copy of soil analysis.
- (s) Attach copy of Water Conservation Concept Statement.

EQUIPMENT REQUIREMENTS:

- (a) Meters: For irrigated landscape areas in excess of 20,000 square feet, separate water meters shall be installed for landscaping.
- (b) Controllers: Automatic control systems are required for all projects and must be able to accommodate all aspects of the design.
- (c) Valves: Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Antidrain (check) valves shall be installed at strategic points to minimize or prevent low-spot drainage, runoff, and subsequent erosion from low elevation sprinkler heads.
- (d) Sprinkler heads: Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.
- (e) Miscellaneous Devices: All systems shall conform to local backflow and cross connection codes. Rain sensing override devices are required on all irrigation systems for irrigated landscaped areas. Moisture sensing devices are encouraged where appropriate.